**DIRECTOR(S)**
**Bruce Monighan,** Design Director,
**Sean de Courcy**, Preservation Director
**Kevin Colin**, Zoning Administrator

**CITY STAFF**
**Jordyn Tanaka**, Administrative Analyst

City of SACRAMENTO

# Minutes

## Director Hearing

**Published by the**
**Community Development Department**
**(916) 264-5011**

# Thursday November 12, 2026
# 1:00 p.m.

## Join this meeting via Zoom

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## How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

## Staff Reports

Each agenda item includes a link to download a staff report.

## Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

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## Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

1. **Fuel Stop Minimart Tobacco CUP (Z26-036) (Noticed 10/16/2026) [Continued from 10/29/2026]**
   **Location**: 3200 Rio Linda Blvd; APN(s): 251-0292-016-0000 (District 2)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15270(a) – projects which are disapproved); **Item B** Conditional Use Permit for Tobacco Retailing in a convenience store under 15,000-gross square-feet on a 0.51-acre site within the General Commercial (C-2) zone.
   **Contact:** Jose Quintanilla, Associate Planner, (916) 808-5879, Jquintanilla@cityofsacramento.org

   **Action of the Zoning Administrator: project denied based on findings of fact.**

2. **Solons Alley Dwellings (Z26-046) (Noticed 10/23/2026) [Continued from 11/05/26]**
   **Location**: APN(s): 010-0052-028-0000 (District 4)
   **Entitlements**: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects and 15303-New Construction or Conversion of small structures.); **Item B** Tentative Map to subdivide a 0.07-acre lot into two lots within the Multi-Unit Dwelling (R-3A-SPD) zone, the Central City Special Planning District (SPD), and the Newton Booth Historic District; and **Item C.** Site Plan and Design Review for review of the tentative map layout with deviations for lot depth and construction two dwelling units, and associated site improvements.
   **Contact:** Sierra Peterson, Associate Planner, (916) 808-7181, Speterson@cityofsacramento.org

   **Action of the Zoning Administrator and Preservation Director: project approved subject to conditions of approval and based on findings of fact.**

3. **2618-2620 N Street Dwellings (Z26-009) (Noticed 10/30/2026)**
   **Location**: 2618 N St; APN(s): 007-0265-006-0000 (District 4)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects); **Item B** Tentative Map to subdivide a 0.30-acre site containing two parcels into eight lots within the Multi-Unit Dwelling (R-3A-SPD) zone, Central City Special Planning District (SPD), and the Winn Park Historic District; and **Item C.** Site Plan and Design Review of the tentative map layout, construction of eight dwellings, and site improvements
   **Contact:** Sierra Peterson, Associate Planner, (916) 808-7181, Speterson@cityofsacramento.org

   **Action of the Zoning Administrator and Preservation Director: project approved subject to conditions of approval and based on findings of fact.**

4. **4233 May Street Parcel Map (Z26-034) (Noticed 10/30/2026)**
   **Location**: 4233 May St; APN(s): 237-0130-019-0000 (District 2)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Section 15332-Infill Development Projects); **Item B** Tentative Parcel Map to subdivide an approximately ±0.4-acre parcel into three lots within the Single-Unit Dwelling (R-1) zone; and **Item C.** Site Plan and Design Review of the tentative map layout with a deviation to minimum lot width requirements.
   **Contact:** Kevin Valente, Contract Planner, (916) 407-7255, KValente@raneymanagement.com

   **Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval and based on findings of fact.**